

Technical Note 01 – Engineers Response to BRE365 Infiltration Testing Results – Discharge Condition 14

Project Title	Land at corner of Protea Way and Pixmore Avenue
Planning Reference	25/00279/FP
Document Reference	114828-CAL-XX-XX-TN-C-01
Prepared By	Matthew Jackson (Civil Engineer, MEng)
Date	17.02.2026
CC	Mark Dewson, Mike Dempsey
Subject	Engineers' response to comments regarding the discharge of planning condition 14

Introduction

This technical note serves as a response to the comments received from Anglian Water in relation to the surface water drainage proposals submitted as part of the planning application for development at “Land at corner of Protea Way and Pixmore Avenue.”

Comments from Anglian Water were issued on November 18th 2025 in relation to the request to discharge planning condition 14 for the sites planning application. A copy of the relevant correspondence received from Anglian Water is provided in Appendix A of this document, alongside supporting documentation to our response outlined in the following section of this report (Appendices B and C).

Comments Received

The following comments were received from Anglian Water in relation to the request to discharge conditions 14 of the planning application for the aforementioned site:

“Thank you for your enquiry to discharge condition relating to the above (Land at Corner of Protea Way and Pixmore Ave.) development site. Please find our comments below.

Foul Water Comments: *We have not been asked to make comment on foul proposals*

Surface Water Comments: *There is incomplete surface water hierarchy evidence. There must be site specific infiltration testing in accordance with BRE Digest 365. There is no proof of existing/former connections. The existing public surface water sewers were designed for the existing catchment and there will not be additional capacity for any sites that previously were not connected. This may result in a high risk of flooding with additional flows. The sewer is 225mm and will not have additional capacity for these pumped flows. We therefore do not recommend discharge of condition 14"*

Engineers Response

Site specific infiltration testing was undertaken to BRE 365 standards on December 18th, at targeted locations and depths across the site to determine the suitability of using infiltration techniques as methods for managing the expected surface water flows generated by the proposed development site. A test location plan and images of the tests being undertaken are provided in Appendix B of this document (provided by Wedgewood Groundworks Ltd.).

Two infiltration tests were conducted in two trial pits as per the attached testing location plan. Trial pits were dug to approximately 3.5m and 2.5m below ground level (bgl) and filled rapidly using a water bowser (as per the BRE method). Site observations and photographs were taken at the time of testing which confirm that after a 3-hour period, water levels within each of the trial pits did not reduce, resulting in failed tests at both locations. This was to be expected, as previous site investigations confirmed the site is largely underlain with a layer of demolition fill/made ground (varying thickness), sat atop a Lowestoft Formation stiff clay layer extending to approximately 9.0m bgl (refer to *Section 4 – Ground Investigations* in the Drainage Strategy Statement and FRA report which was originally submitted for planning in December 2024). Alongside the infiltration tests, further trial pits were dug across the site to confirm the belowground soils (see location plan and site photographs provided in Appendix C of this document). The additional trial pits confirmed that the demolition fill/made ground layer extends approximately 2.5m bgl, sat atop the Lowestoft clay layer. Both of these materials/soils are not suitable for surface water infiltration, and as such, it is not feasible to adopt surface water infiltration features (soakaways, type A permeable paving etc.) for the application site.

As surface water infiltration is deemed unsuitable for the site, and there are no nearby watercourses, the proposed surface water drainage scheme adopts a surface water attenuation network, as per the SuDS drainage hierarchy. Our proposals include the use of Type C (full attenuation) permeable paving systems to capture, treat, and store surface water runoff, as well as a belowground attenuation tank to allow flows to be discharged to the nearby public surface water sewer at a controlled rate (maximum 2.0L/s).

Calcinotto

Releasing stored water at this controlled rate aims to reduce stress on the existing public drainage assets. Given the levels of the site and public sewer, a gravity connection is not possible and thus a surface water pump station will be required.

Site specific CCTV drainage and ground penetrating radar (GPR) surveys have not identified any existing surface or foul water drainage assets which previously served the site. It is assumed any existing connections were removed when the site was demolished between 2003 and 2007 (Google Earth satellite imagery).

Appendix A – Correspondence from Anglian Water

Matthew Jackson

From: [REDACTED]
Sent: 26 November 2025 15:32
To: Mike Dempsey
Subject: Fw: Discharge of Condition

Good afternoon,

Please can you provide relevant details discussed below? Thank you.

Kind regards,



[REDACTED]
Planning Officer | Development Management

01462 474249



www.north-herts.gov.uk

From: no-reply-InFlow@anglianwater.co.uk <no-reply-InFlow@anglianwater.co.uk>
Sent: 18 November 2025 15:32
To: [REDACTED]
Subject: Discharge of Condition



Dear [REDACTED]

**Land At Corner Of Protea Way And Pixmore Avenue Letchworth Garden City Hertfordshire,
25/02911/DOC, PLN-0235435**

Thank you for your enquiry to discharge condition relating to the above development site. Please find our comments below.

Foul Water Comments: We have not been asked to make comment on foul proposals

Surface Water Comments: There is incomplete surface water hierarchy evidence. There must be site specific infiltration testing in accordance with BRE Digest 365. There is no proof of existing/former connections. The existing public surface water sewers were designed for the existing catchment and there will not be additional capacity for any sites that previously were not connected. This may result in a high risk of flooding with additional flows. The sewer is 225mm and will not have additional capacity for these pumped flows. We therefore do not recommend discharge of condition 14

Should you have any queries or comments regarding this please contact us at planningliaison@anglianwater.co.uk or 07929 786 955 quoting reference PLN-0235435.

Kind Regards

Development Services Pre-Development Team

Not you or need help?

Call us on **0345 60 66 087**



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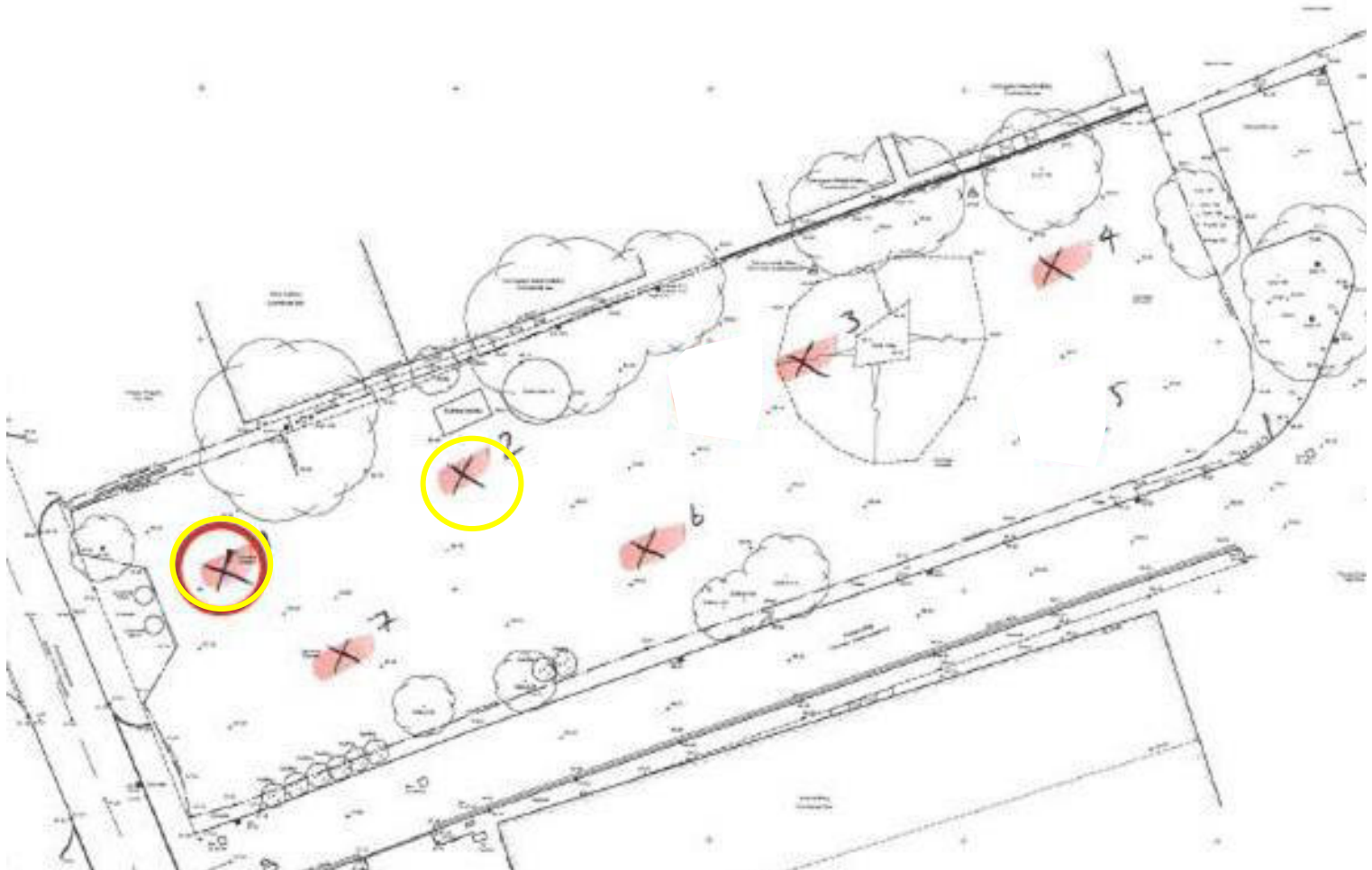


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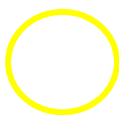
Appendix B – Infiltration testing location plan and site photographs (Wedgewood Groundworks Ltd.)

Schedule of photos.

Testing plan:



Percolation test -



TP1

Percolation test 1- no level change over 3 hours



TP2

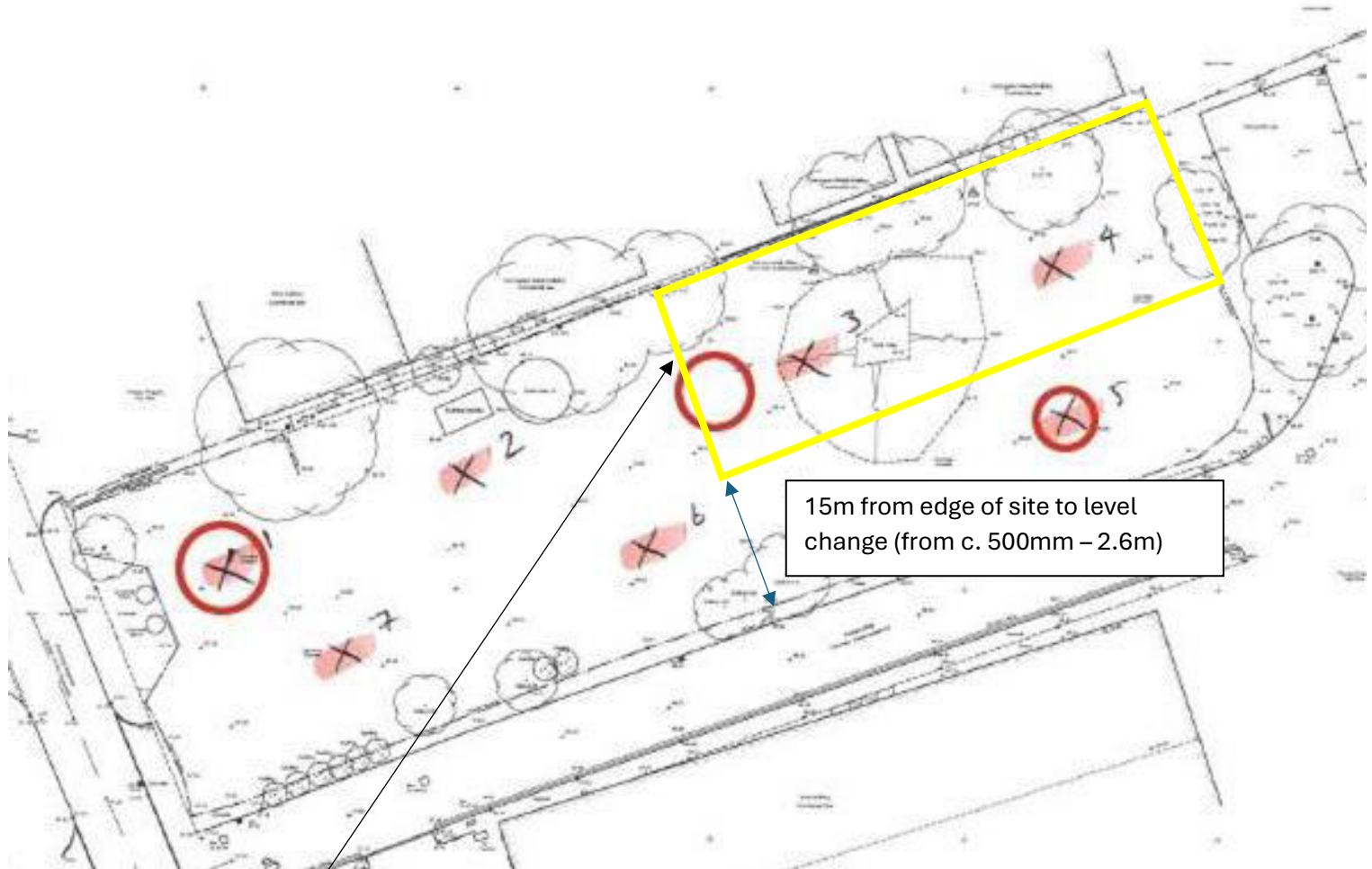
Percolation test 2 – no level change over 3 hours



Appendix C – Additional trial pit location plan and site photographs (Wedgewood Groundworks Ltd.)

Schedule of photos.

Testing plan:



15m from edge of site to level change (from c. 500mm – 2.6m)

Rough extent of fill (565 sqm @ 2.5m depth – 1,412.50 m3)

TP4

2.5m – Demolition fill to virgin ground



TP 3

2.6m - Demolition fill to virgin ground



TP3 cont.



TP 3 – cont.

